



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the GIP district to the SIP district the following described property:

1. **Location of Property/Street Address:** Lot 1 Avalon Senior Campus (2875 Fish Hatchery Road)

**Legal Description** - (Metes & Bounds, or Lot No. And Plat):

LOT 1 CSM 12135 CS75/11 & 18-5/112007 F/KIA LOTS 23, 24 & PRT LOTS 21, 25, 27, 28 MAPLE LAWN HEIGHTS DESCR AS SEC 3-6-9 PRT NE1/4NE1/4 & PRT NW1/4NE1/4 (1.383 ACRES)

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

Mixed Use I Commercial Center

3. **Proposed Development Schedule:** Late Fall 2015 Construction Start. Spring 2016 Opening

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development** (If Applicable): Not Applicable

**Total Dwelling Units Proposed:** N/A

**No. Of Parking Stalls:** N/A

**Type of Non-residential Development** (If Applicable): Restaurant / Retail / Bank

**Proposed Hours of Operation:** 6:00 AM to 12:00 AM

**No. Of Employees:** TBD

**Floor Area:** 8274 / 9000

**No. Of Parking Stalls:** 68

**Sewer:** Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐

**Current Owner of Property:** Homeville Fitchburg LLC, c/o Bill Clemens

**Address:** P.O. Box 457, Waunakee WI 53597

**Phone No:** 608-575-8642

**Contact Person:** Tom Sanford / Sanford Enterprises, Inc.

**Email:** Tom@SEICommercial.com

**Address:** 555 D'Onofrio Dr., Suite 275 Madison WI 53571

**Phone No:** 608-347-8299

**Respectfully Submitted By:**   
Owner's or Authorized Agent's Signature

Tom Sanford  
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** 9/22/15 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$ 825.00

**Permit Request No.** RZ-2082-15

Recpt #1-10867



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested: ☒ Certified Survey Map Approval  
☐ Preliminary Plat Approval  
☐ Final Plat Approval  
☐ Replat  
☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential  
☐ Two-Family Residential  
☐ Multi-Family Residential  
☒ Commercial/Industrial

3. No. of Parcels Proposed: Two

4. No. Of Buildable Lots Proposed: Two

5. Zoning District: SIP / PDD

6. Current Owner of Property: Homeville Fitchburg LLC, c/o Bill Clemens

Address: P.O. Box 457

Phone No: 608-575-8642

7. Contact Person: Tom Sanford / Sanford Enterprises, Inc

Email: Tom@SEICommercial.com

Address: 555 D'Onofrio, Suite 275, Madison, WI 535719

Phone No: 608-347-8299

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: 

Tom Sanford

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 9/22/2015

Ordinance Section No. \_\_\_\_\_

Fee Paid: \$845.00

Permit Request No. CS-2083-15

Receipt #1-10367



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

## ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Tom Sanford  
Address: 555 D'Onofrio Dr. Ste 275 Phone Number of Contact Person: 608 347 8299  
City, State, Zip Code: Madison WI 53719 Email of Contact Person: tom@SEI Commercial.com  
Project Address: lot 1 Avalon Sr Campus Lot: 1 Subdivision: \_\_\_\_\_  
Project Type: ☐ Multi-Family ☒ Commercial ☐ Industrial ☐ Other  
☒ New ☐ Addition  
Impervious Surface Ratio (ISR): 85% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

### Site Data:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | 1. Lot or property dimensions.   |
| <input type="checkbox"/> | 2. Orientation (to north).   |
| <input type="checkbox"/> | 3. Adjacent highways, roads, drive, etc.   |
| <input type="checkbox"/> | 4. Existing natural features (rivers, ponds, wetlands).  |
| <input type="checkbox"/> | 5. Existing buildings and/or improvements.   |
| <input type="checkbox"/> | 6. Existing and proposed site drainage.  |
| <input type="checkbox"/> | 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site |
| <input type="checkbox"/> | 8. ISR shall be indicated on all plans.  |
| <input type="checkbox"/> | 9. Stormwater management plans and details.  |
| <input type="checkbox"/> | 10. Lighting plan in footcandles and light fixture cut sheets.   |

### Building:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | 1. Building size, configuration and orientation.                     |
| <input type="checkbox"/> | 2. Distance from lot lines.  |
| <input type="checkbox"/> | 3. Distance from other buildings, improvements and natural features. |
| <input type="checkbox"/> | 4. Location of well, septic tank, drainfield, etc. (if applicable)   |
| <input type="checkbox"/> | 5. Additional proposed additions or new structures.                  |
| <input type="checkbox"/> | 6. Construction type (wood frame, structural steel, etc.).           |
| <input type="checkbox"/> | 7. Foundation type (full basement, slab on grade, etc.).             |
| <input type="checkbox"/> | 8. Number of levels.   |
| <input type="checkbox"/> | 9. Siding/exterior covering type, color, texture, etc.               |
| <input type="checkbox"/> | 10. Roof type (gable, hip, shed, flat, etc.) and pitch.              |
| <input type="checkbox"/> | 11. Roofing material type, color, texture, etc.                      |
| <input type="checkbox"/> | 12. Exterior door and window location, size, type, etc.              |
| <input type="checkbox"/> | 13. Fire protection sprinklers or fire alarm systems.                |

### Ingress, Egress, Parking:

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | 1. Location of highway and road access points.                        |
| <input type="checkbox"/> | 2. Location, size, configuration of drives and walks.                 |
| <input type="checkbox"/> | 3. Number, size, location of parking spaces.                          |
| <input type="checkbox"/> | 4. Location of handicapped parking and accessible building entrances. |
| <input type="checkbox"/> | 5. Bicycle rack(s).   |

**Landscaping:**



1. Location, species, size of existing trees, shrubs, and plantings.
2. Location, species, size of proposed plantings.
3. Location and size of all paved, seeded/sodded and gravelled areas.
4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed: \_\_\_\_\_

Applicant or Authorized Agent

Date: \_\_\_\_\_

22 Sept 2015

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

**FOR CITY USE ONLY**

Date Received: 9/22/2015 Plan Commission Date: \_\_\_\_\_

Comments:

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# Lot 1 Avalon Senior Campus

2901 Fish Hatchery Rd., Fitchburg, WI



## List of Drawings

### Quam Engineering:

- CSM
- CSM Description
- Existing Site Plan
- GECP Plan
- Site Plan
- Utility Plan
- Landscape Plan
- Lighting Plan

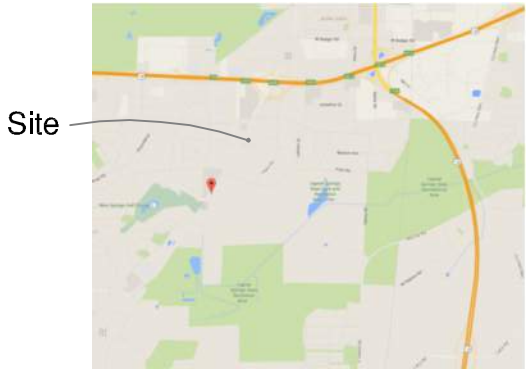
### Dimension IV Madison:

- A1.1 North Building 1st Floor Plan
- A1.2 North Building 2nd Floor Plan
- A2.0 North Building East Elevation
- A2.1 North Building North Elevation
- A2.2 North Building South Elevation
- A2.3 North Building West Elevation
- A2.4 North Building View to NE
- A2.5 North Building View to SE

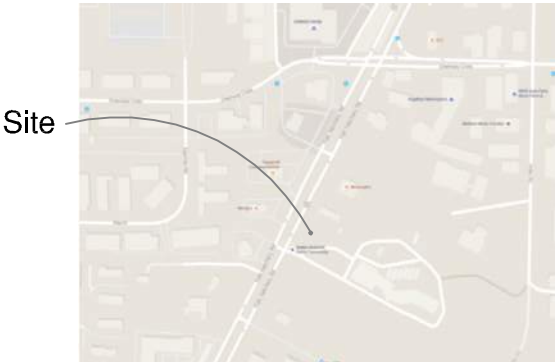
### KEE Architecture:

- A201 South Building 1st Floor Plan
- A202 South Building 2nd Floor Plan
- A301 South Building Elevations

Owner:	Homeville Fitchburg LLC c/o Bill Clemens P.O. Box 457, Waunakee, WI 53597 608-575-8642
Architecture :	Dimension IV - Madison Design Group 6515 Grand Teton Plaza, Suite 120, Madison, WI 53719 608.829.4444 www.dimensionivmadison.com
Civil Engineering:	KEE Architecture 621 Williamson St., Madison, WI, 53703 608.255.9202 Quam Engineering 4893 Larson Beach Rd., McFarland, WI 53719 608-838-7750
Project Contact Person:	Tom Sanford, Sanford Enterprises, Inc. 555 D'Onofrio Dr., Ste 275, Madison, WI 53703 608-347-8299



Vicinity Map

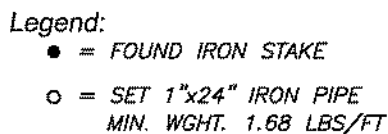


Location Map



P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

All of Lot 1, Certified Survey Map No. 12135, recorded as Document No. 4304437 in Vol. 75, Pg. 11 of Dane County records. Also being a Part of Lot 21, Maple Lawn Heights, located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County.



L:\2005\050421\070070\_CSM  
J:\2005\050421  
Sheet 1 of 2  
Office Map No. 150638

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_



# CERTIFIED SURVEY MAP

DATED: August 17, 2015

## Birrenkott Surveying, Inc.

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

### Description:

All of Lot 1, Certified Survey Map No. 12135, recorded as Document No. 4304437 in Vol. 75, Pg. 11 of Dane County records Also being a Part of Lot 21 and 24, Maple Lawn Heights, located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 3, T6N, R9E, City of Fitchburg, Dane County.

### Owners Certificate:

As owner, Homeville Fitchburg, LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required to be submitted to the City of Fitchburg Council for approval.

Homeville Fitchburg, LLC

William R. Clemens, Authorized Representative

State of Wisconsin )

County of Dane ) ss Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named,  
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires \_\_\_\_\_.

### City of Fitchburg Approval Certificate:

This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved by the City of Fitchburg, Dane County, Wisconsin.

Patti Anderson, City Clerk Dated \_\_\_\_\_  
City of Fitchburg

### Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

### Surveyed For:

Homeville Fitchburg LLC  
PO Box 457  
Waunakee, WI 53597

Surveyed: A.N.T.  
Drawn: T.K.  
Checked:  
Approved: D.V.B.  
Field book:  
Tape/File: J:\2005\050421  
Sheet 2 of 2  
Office Map No.: 150638CSM

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2015

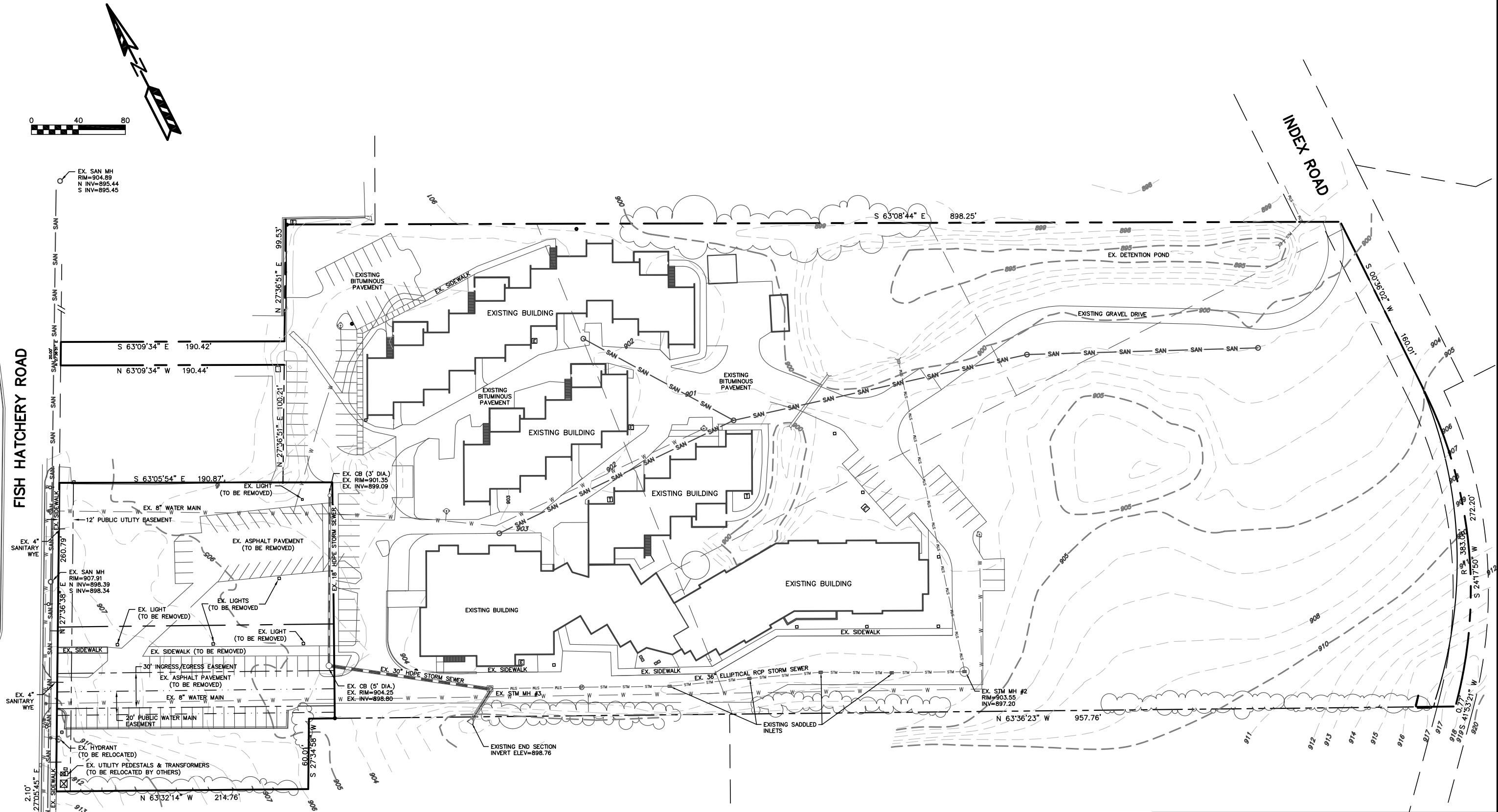
at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Pages \_\_\_\_\_.

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

Kristi Chlebowski, Register of Deeds





FISH HATCHERY RETAIL – 2875 FISH HATCHERY ROAD

EXISTING SITE PLAN

PAGE: 1 OF 5

DATED: SEPTEMBER 24, 2015

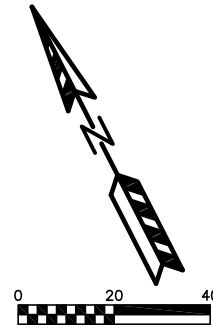
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752





HANDICAP ACCESSIBLE SIGN DETAIL

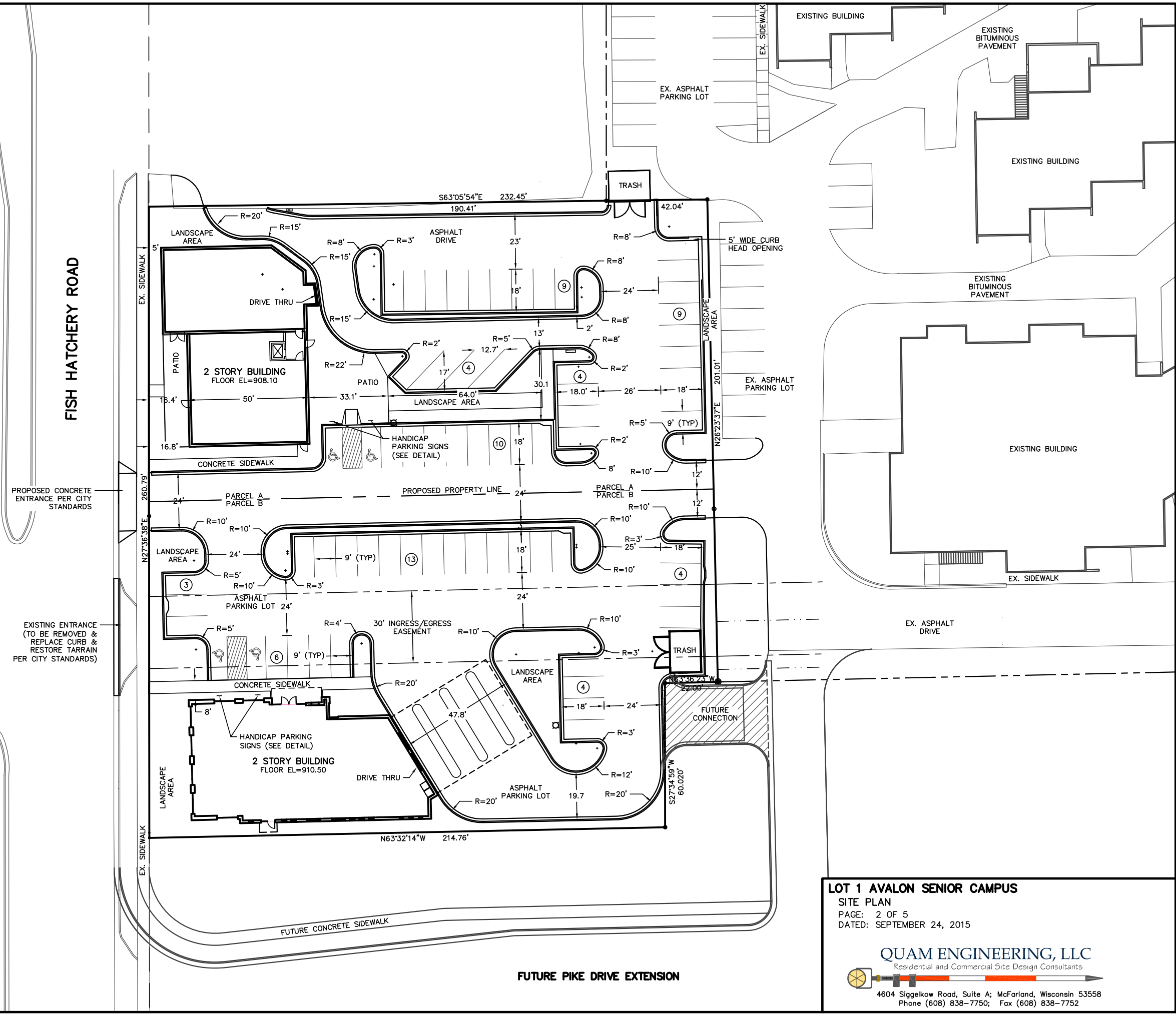
PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address FISH HATCHERY ROAD  
Site acreage (total) 1.38 ACRES  
Current Zoning G2  
Number of Parking stalls:

	SHOWN
Car	62
Accessible	4
Total	66

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



**LOT 1 AVALON SENIOR CAMPUS**  
SITE PLAN  
PAGE: 2 OF 5  
DATED: SEPTEMBER 24, 2015

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**EROSION NOTES:**

1.) THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY.

2.) EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

3.) SILT FENCE AND STOCKPILES SHALL BE FIELD LOCATED BY THE ENGINEER.

4.) CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

5.) EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

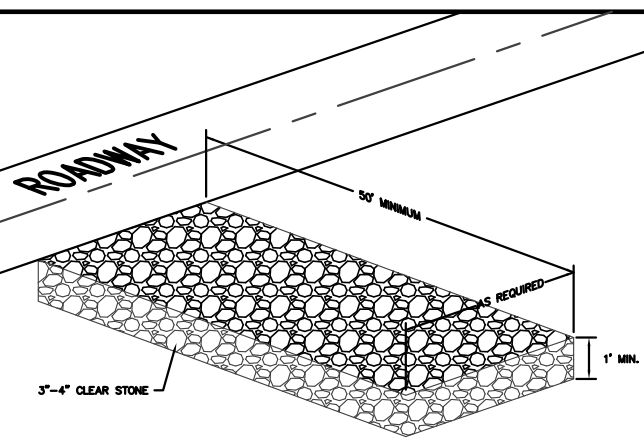
OCTOBER 1, 2015	INSTALL INITIAL EROSION CONTROL DEVICES.
OCT. 1 - 15, 2015	SAWCUT AND REMOVE EXISTING PARKING LOT.
OCT. 16 - MAY 1, 2016	CONSTRUCT BUILDING UTILITIES, PARKING LOT.
MAY 1-15, 2016	PERMANENTLY RESTORE ALL PVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**

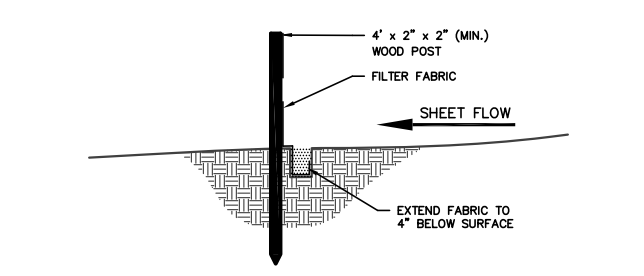
ALL DISTURBED AREAS WITHIN THE LOT, EXCEPT STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. ALL DISTURBED AREAS WITHIN THE CITY RIGHT-OF-WAY, EXCEPT SIDEWALK AND STREET PAVEMENT, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

**OWNER:**  
BILL CLEMENS  
200 MEADOW OAK TRAIL  
WAUNAKEE, WI 53597

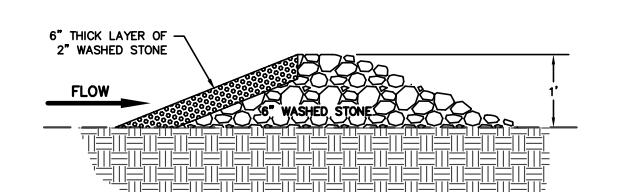
**ENGINEER:**  
QUAM ENGINEERING, LLC  
ATTN: RYAN QUAM  
4604 SIGGELKOW ROAD  
MCFARLAND, WI 53558



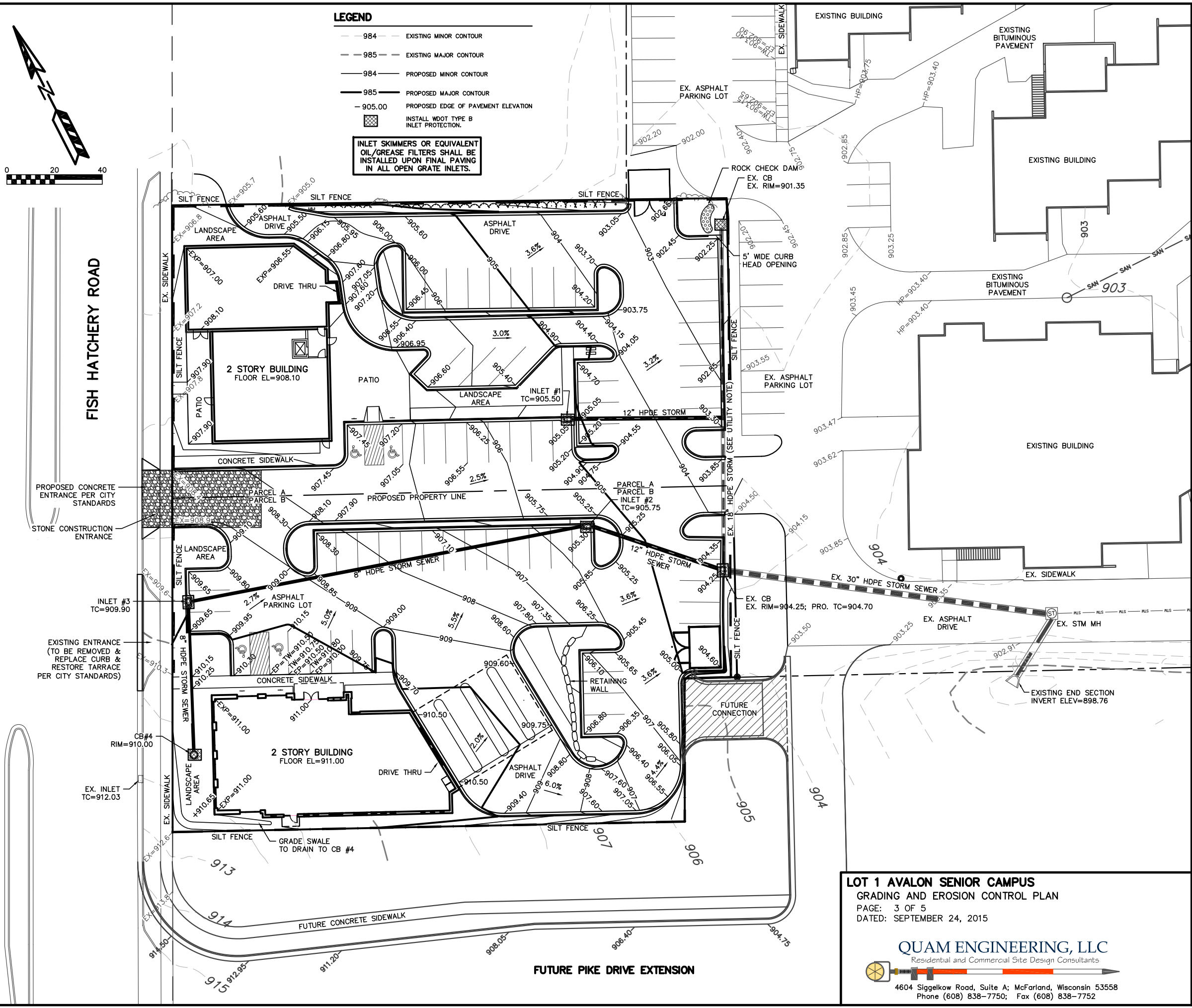
STONE CONSTRUCTION ENTRANCE



SILT FENCE CONSTRUCTION (SHEET FLOW)



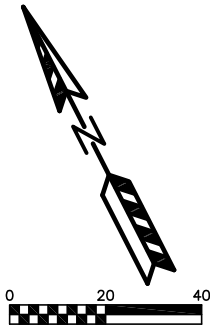
ROCK CHECK DAM DETAIL



**LOT 1 AVALON SENIOR CAMPUS**  
GRADING AND EROSION CONTROL PLAN  
PAGE: 3 OF 5  
DATED: SEPTEMBER 24, 2015

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752





**GENERAL NOTES:**

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

ANY DAMAGE TO THE PAVEMENT ON JUPITER DRIVE ADJACENT TO THE DEVELOPMENT WHICH IS DAMAGED BY THE CONSTRUCTION, SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF FITCHBURG'S PAVEMENT PATCHING CRITERIA.

**UTILITY NOTES:**

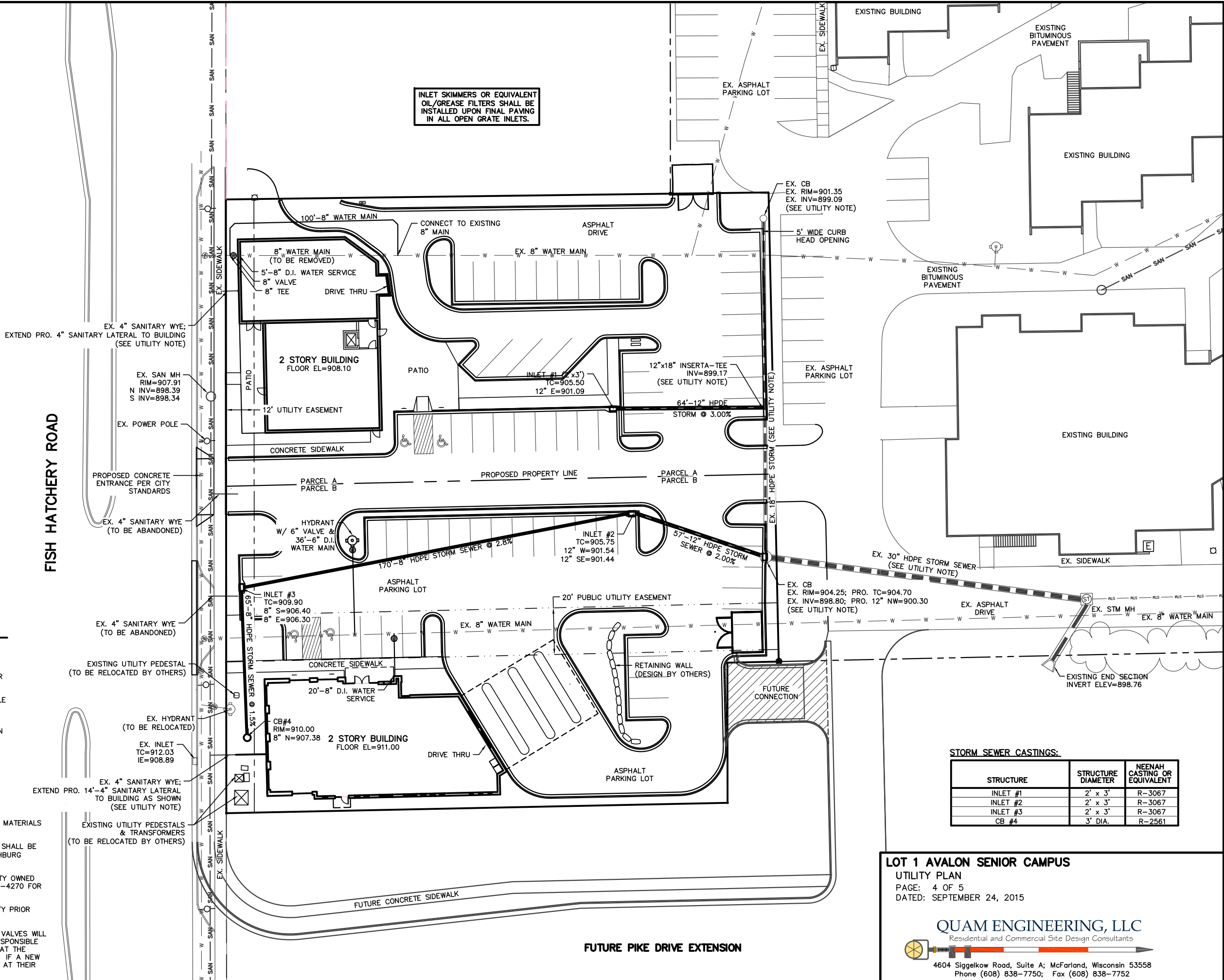
CONTRACTOR SHALL VERIFY UTILITY LOCATIONS, ELEVATIONS, SIZES, AND MATERIALS PRIOR TO CONSTRUCTION.

WATER MAINS AND SERVICES UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE 8" DIAMETER AND INSTALLED PER LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.

SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.



**STORM SEWER CASTINGS:**

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INLET #1	2' x 3'	R-3067
INLET #2	2' x 3'	R-3067
INLET #3	2' x 3'	R-3067
CB #4	3' DIA.	R-2561

**LOT 1 AVALON SENIOR CAMPUS**

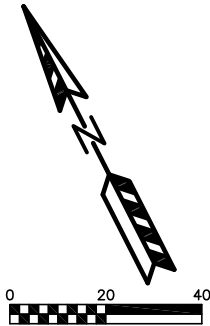
UTILITY PLAN

PAGE: 4 OF 5

DATED: SEPTEMBER 24, 2015



4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



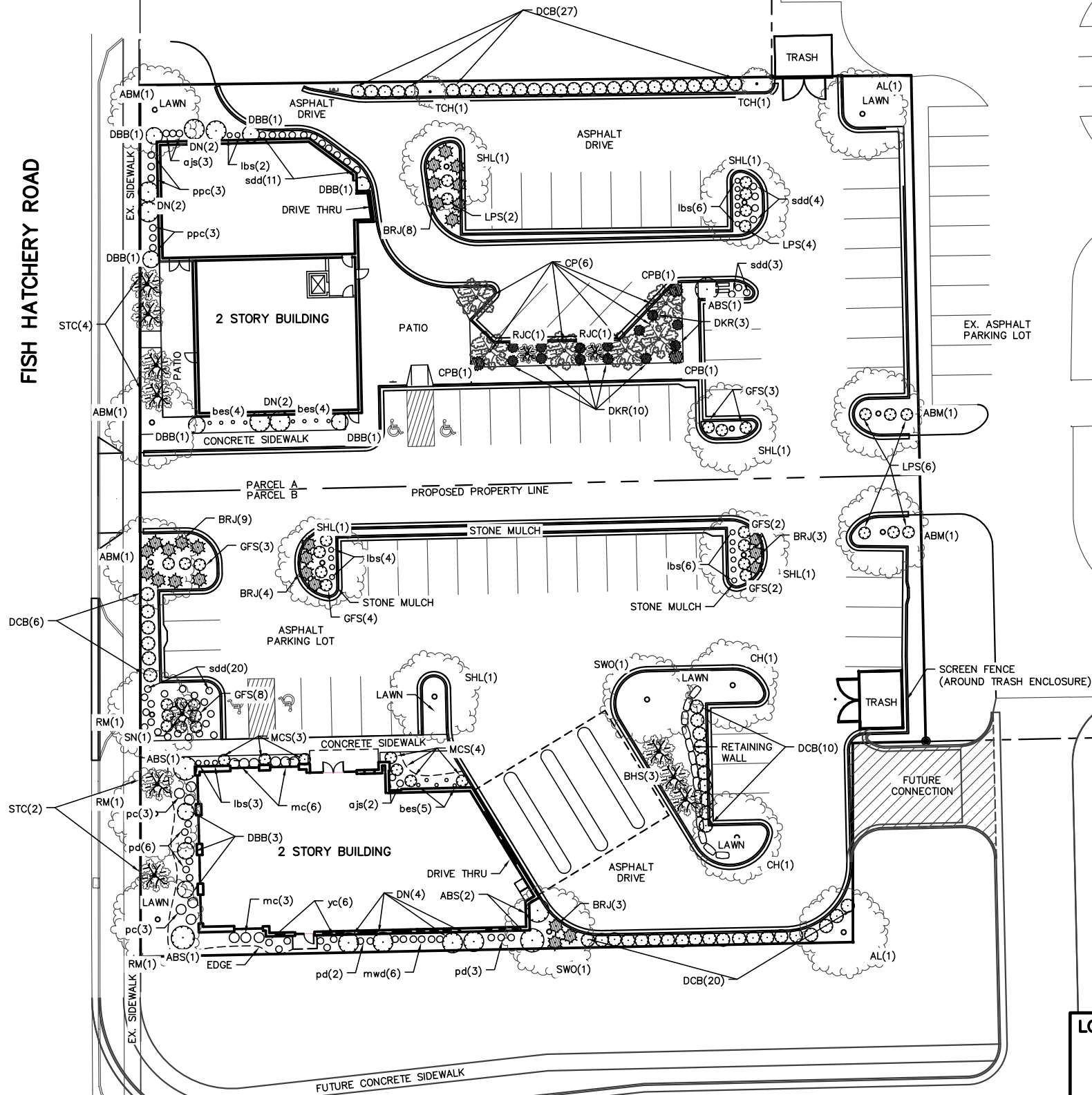
PLANT LIST

KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
ABM	2 1/2"	5	Autumn Blaze Maple	Acer Fremanni	BB
AL	2 1/2"	2	American Linden	Tilia Americana	BB
CH	2 1/2"	2	Common Hackberry	Cetis Occidentalis	BB
RM	2 1/2"	3	Red Maple	Acer Rubrum	BB
SHL	2 1/2"	6	Skyline Honeylocust	Gleditsia T Inermus	BB
SWO	2 1/2"	2	Swamp White Oak	Quercus Bicolor	BB
ABS	6'	5	A B Serviceberry	Amelanchier Grandiflora	BB
CP	2"	6	Cleveland Select Pear	Pyrus C 'Cleveland Select'	BB
RJC	2"	2	Red Jade Crab	Malus Red Jade	BB
STC	2"	6	Sargent Tina Crab	Malus Sargentii 'Tina'	BB
SN	1 1/2"	1	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	6'	2	Thornless Hawthorn	Crateagus Crusgalli Inermis	BB
BHS	6'	3	Black Hills Spruce	Picea Pungens Densata	BB
BRJ	2 G	27	Blue Rug Juniper	Juniperus Horizontalis	Con
CPE	15"	3	Crimson Pygmy Barberry	Berberis	Pot
DBB	24"	9	Dwarf Burning Bush	Euonymus Alatus	Pot
DCB	24"	63	Dwf Cran Viburnum	Viburnum	Pot
DKR	2 G	13	Double Knockout Rose	Rosa	Con
DN	24"	10	Diablo Ninebark	Physocarpus	Pot
GFS	18"	22	Gold Flame Spirea	Spirea	Pot
LPS	18"	12	Little Princess Spirea	Spirea	Pot
MCS	15"	7	Magic Carpet Spirea	Spirea	Pot
ajs	1 G	5	Autumn Joy Sedum		Con
bes	1 G	13	Black Eyed Susan		Con
lbs	1 G	21	Little Bluestem		Con
mwd	1 G	6	Midnight Wine Daylily		Con
mc	1 G	9	Moonbeam Coreopsis		Con
pd	1 G	11	Prairie Dropseed		Con
pc	1 G	6	Purple Coneflower		Con
ppc	1 G	6	Purple Palace Coral Bells		Con
sdd	1 G	38	Stela de Oro Daylily		Con
yc	1 G	6	Yellow Coneflower		Con

NOTES:

- 1) Sodded lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and # 1 locally grown bluegrass sod.
- 2) Sodded lawn areas to be irrigated by an automated underground sprinkler system (turf and planting beds).
- 3) Foundation planting beds and planting beds labeled as 'stone mulch' to be mulched with 1 1/2" washed stone mulch spread to a depth of 3" over weed barrier fabric.
- 4) Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 5) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 6) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging (Valley View Black Diamond or equal.)

FISH HATCHERY ROAD



LOT 1 AVALON SENIOR CAMPUS

LANDSCAPE PLAN

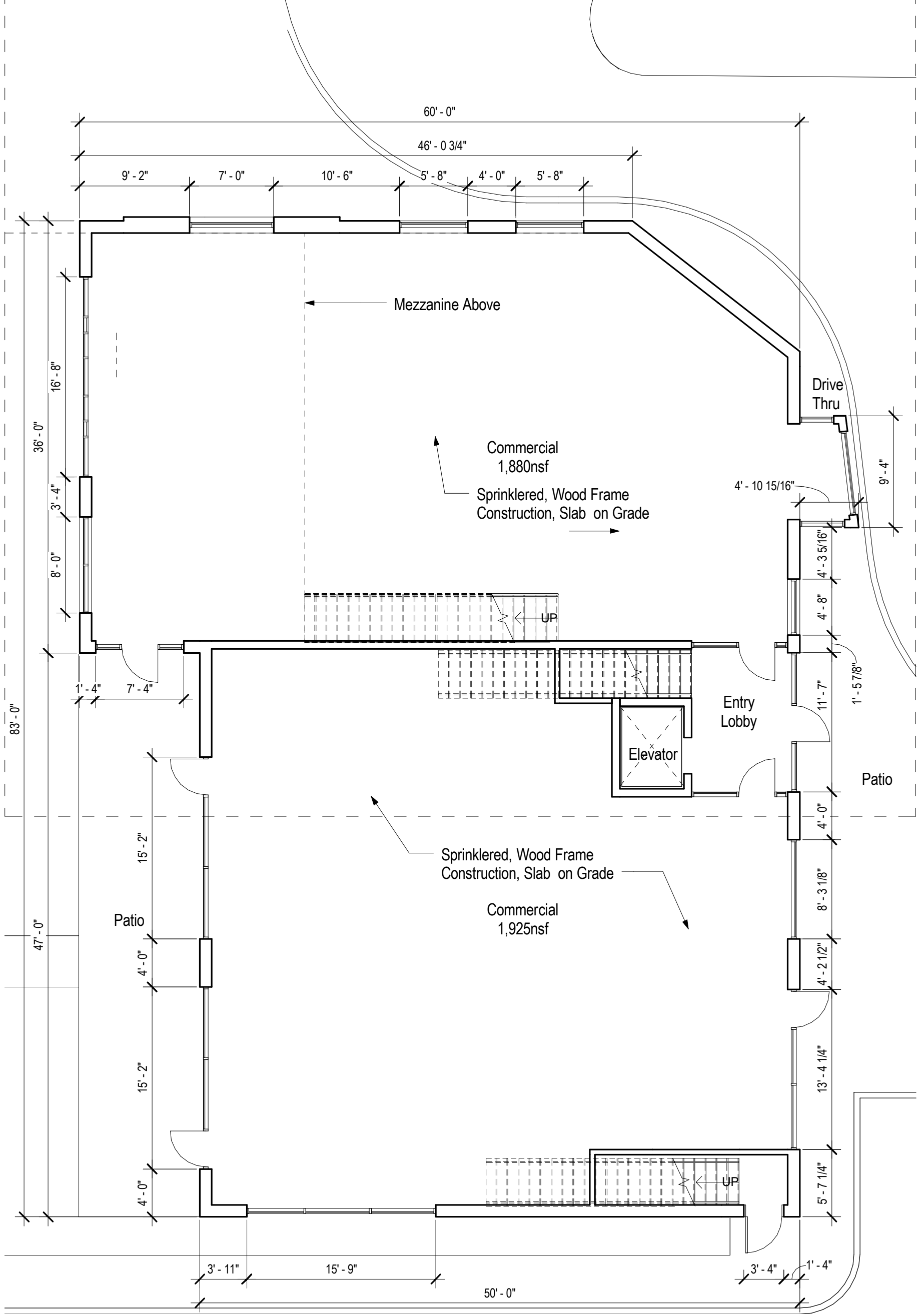
PAGE: 5 OF 5

DATED: SEPTEMBER 24, 2015

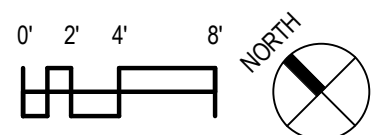
QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



## North Building A1.1



Fish Hatchery Rd. Commercial

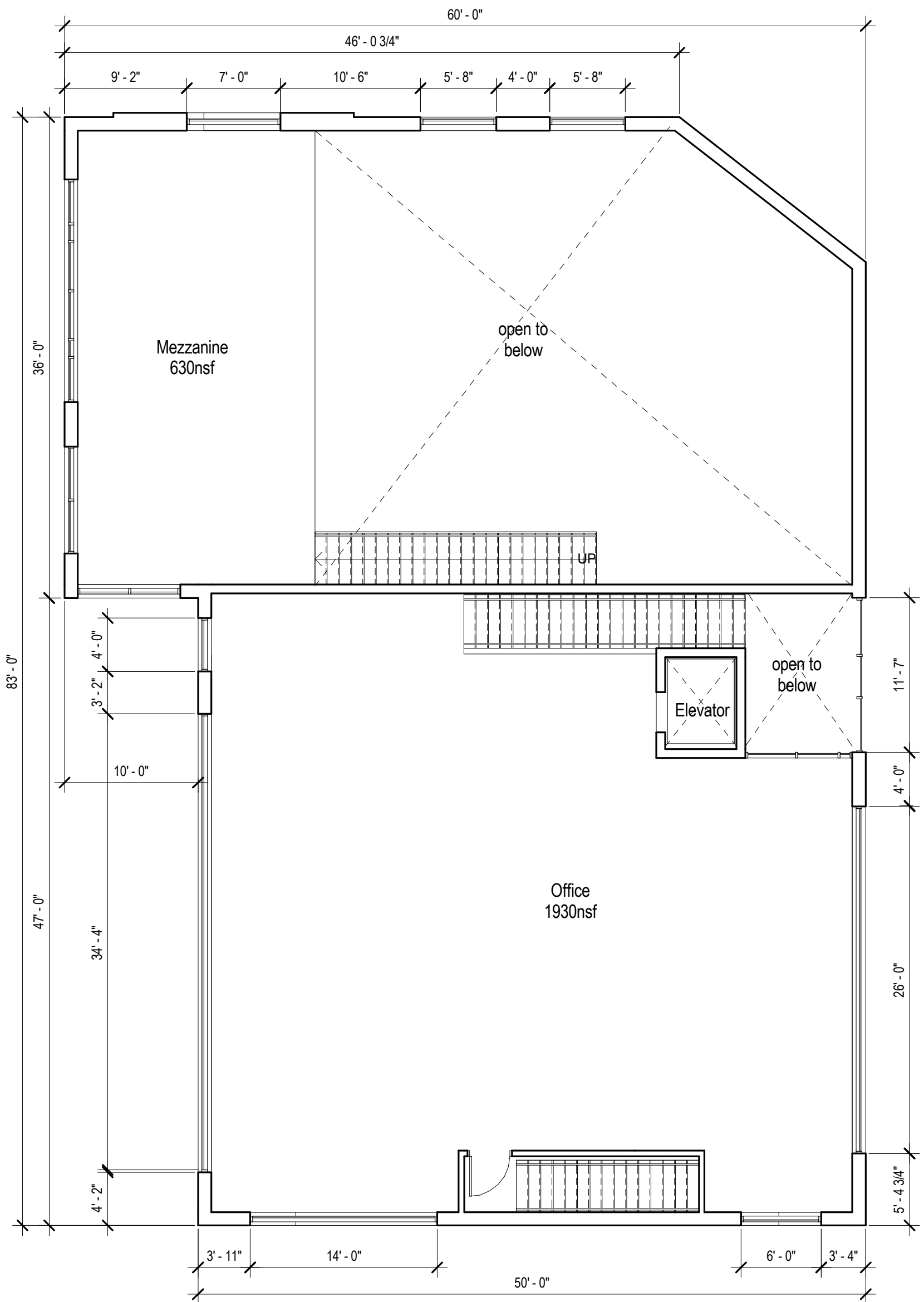
Fish Hatchery Rd., Fitchburg, WI

**DIMENSION**

Madison Design Group  
architecture • engineering • interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionivmadison.com

1st Floor Plan  
15 September 2015  
13070



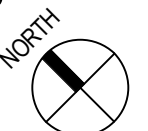
1

## 02-SECOND FLOOR

1/8" = 1'-0"

## North Building A1.2

0' 2' 4' 8'



Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

**DIMENSION**   
Madison Design Group  
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6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionivmadison.com

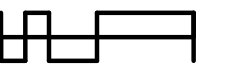
2nd Floor Plan  
15 September 2015  
13070





## North Building A2.0

0' 2' 4' 8'



Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI

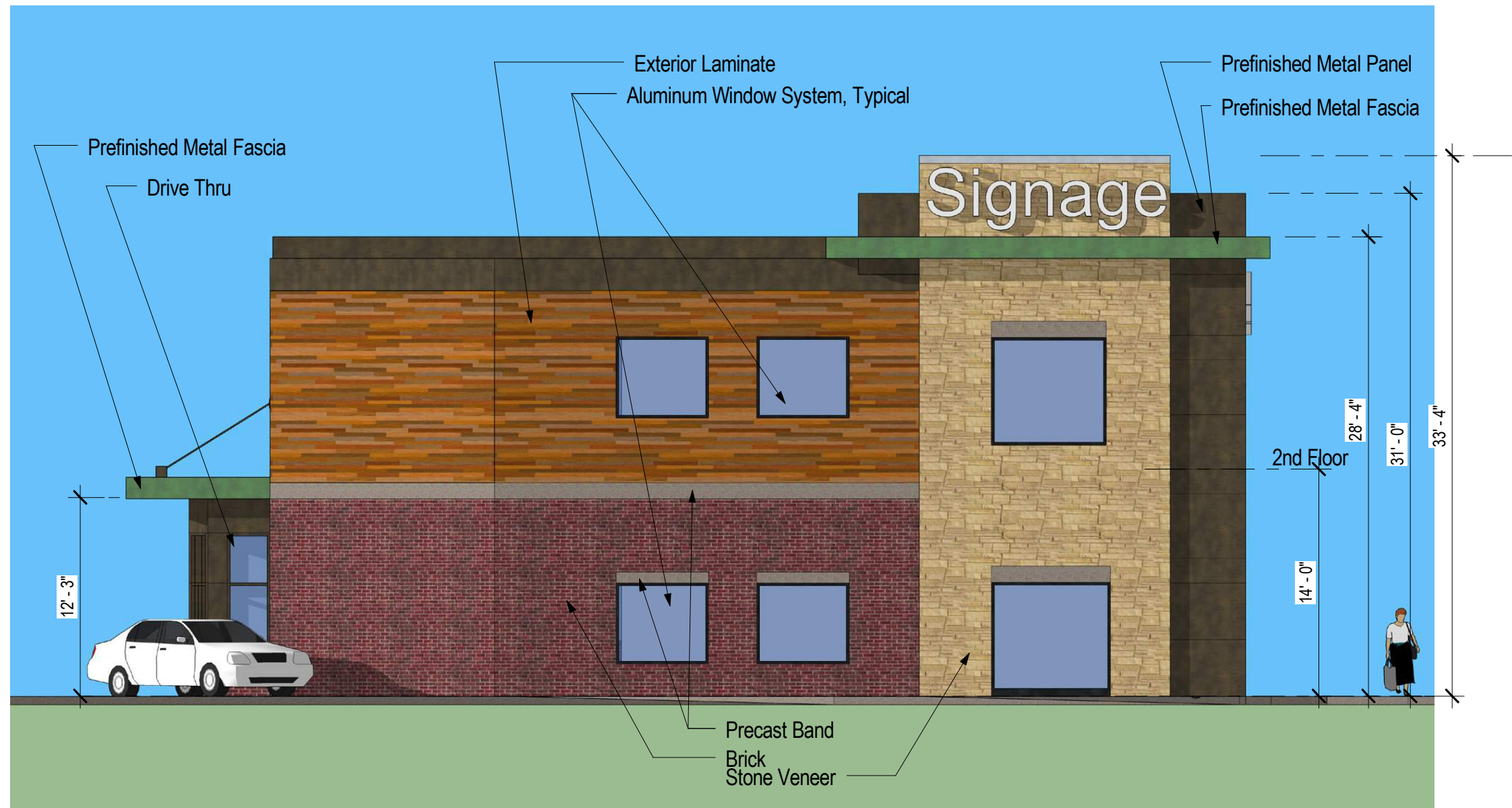
East Elevation

**DIMENSION**  
Madison Design Group  
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionivmadison.com

East Elevation  
15 September 2015  
13070

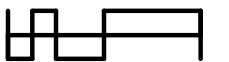




North Elevation

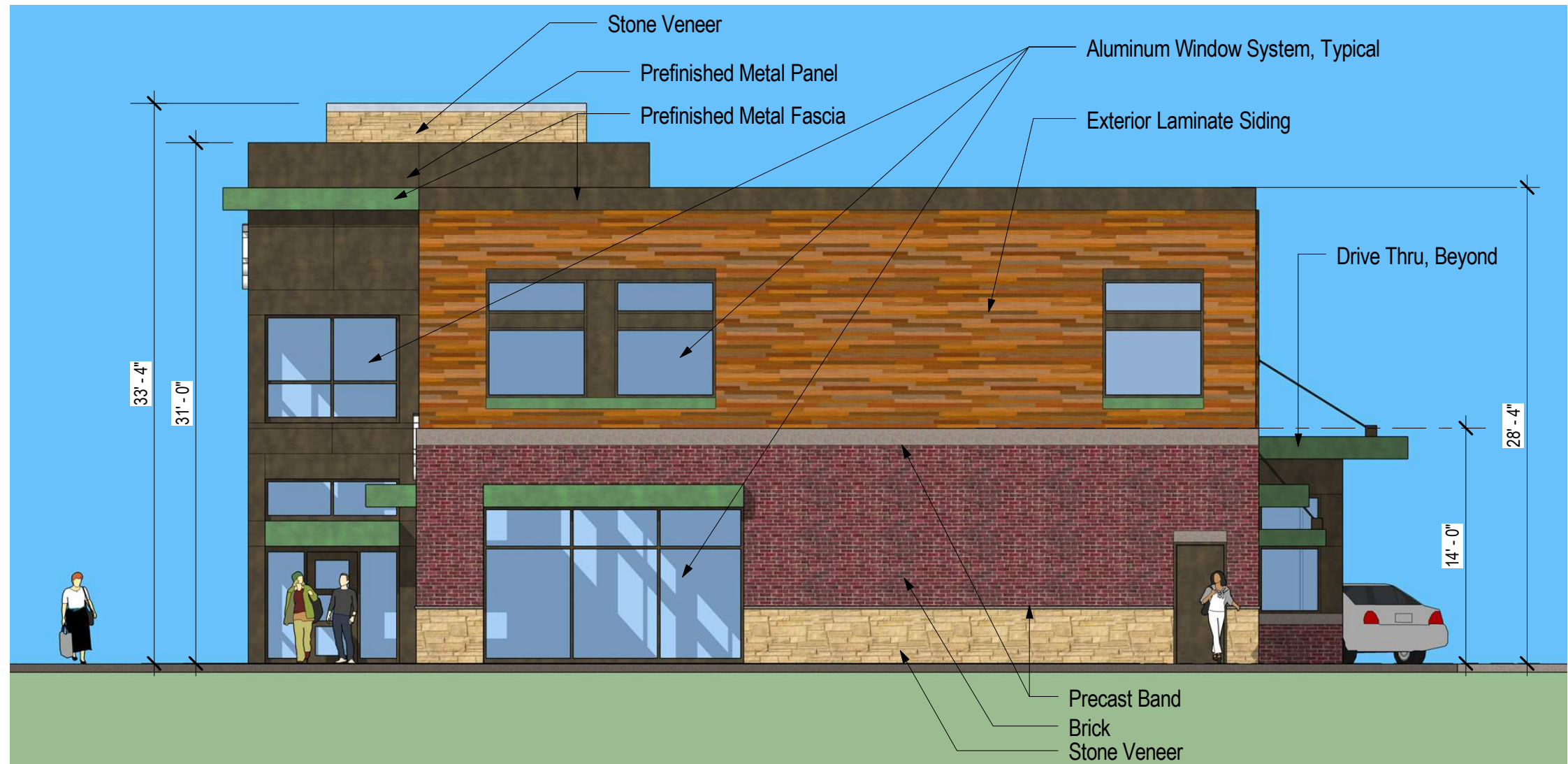
North Building A2.1

0' 2' 4' 8'



Fish Hatchery Rd. Commercial

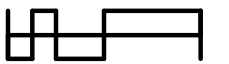
Fish Hatchery Rd., Fitchburg, WI



South Elevation

North Building A2.2

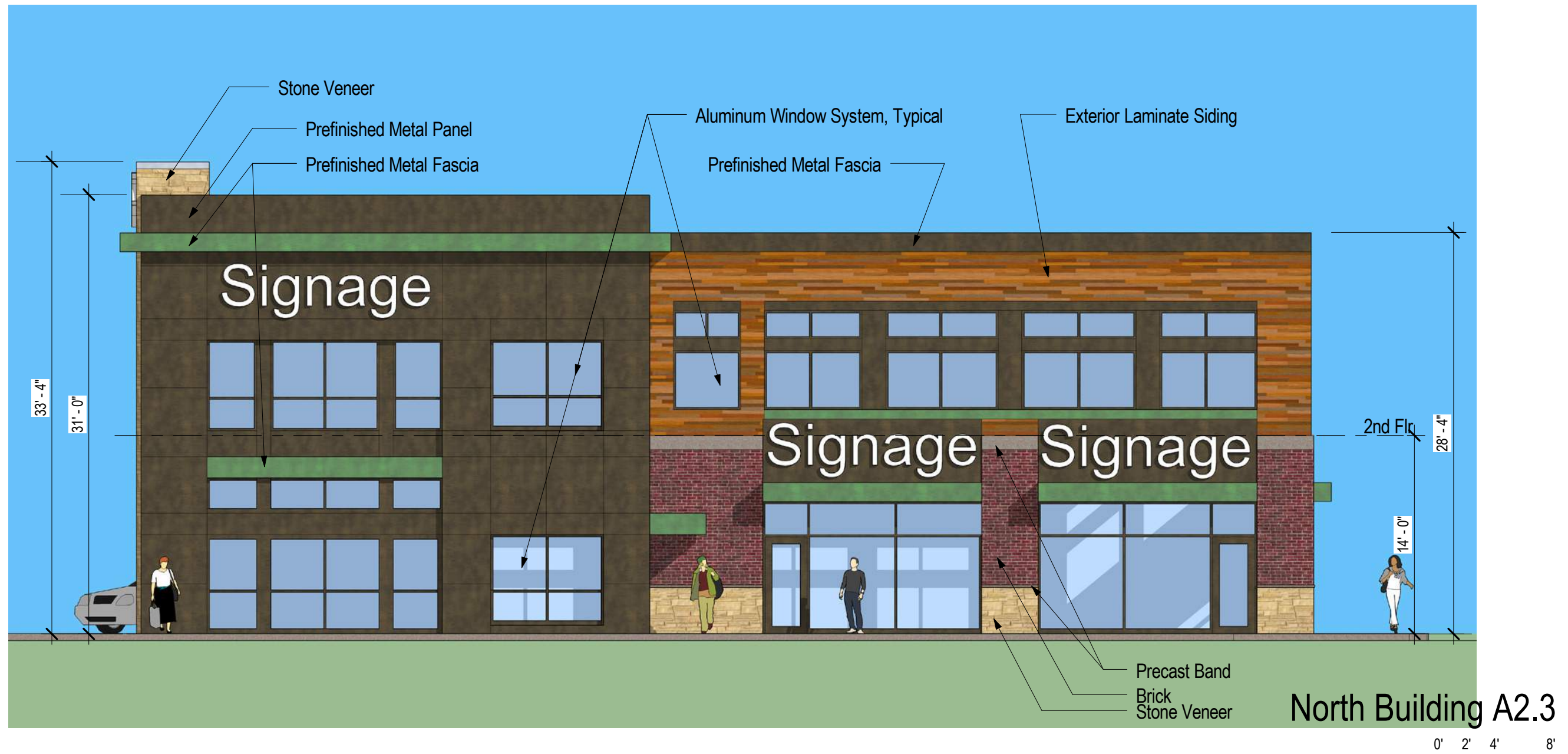
0' 2' 4' 8'



Fish Hatchery Rd. Commercial

Fish Hatchery Rd., Fitchburg, WI





West Elevation





Perspective View to NE

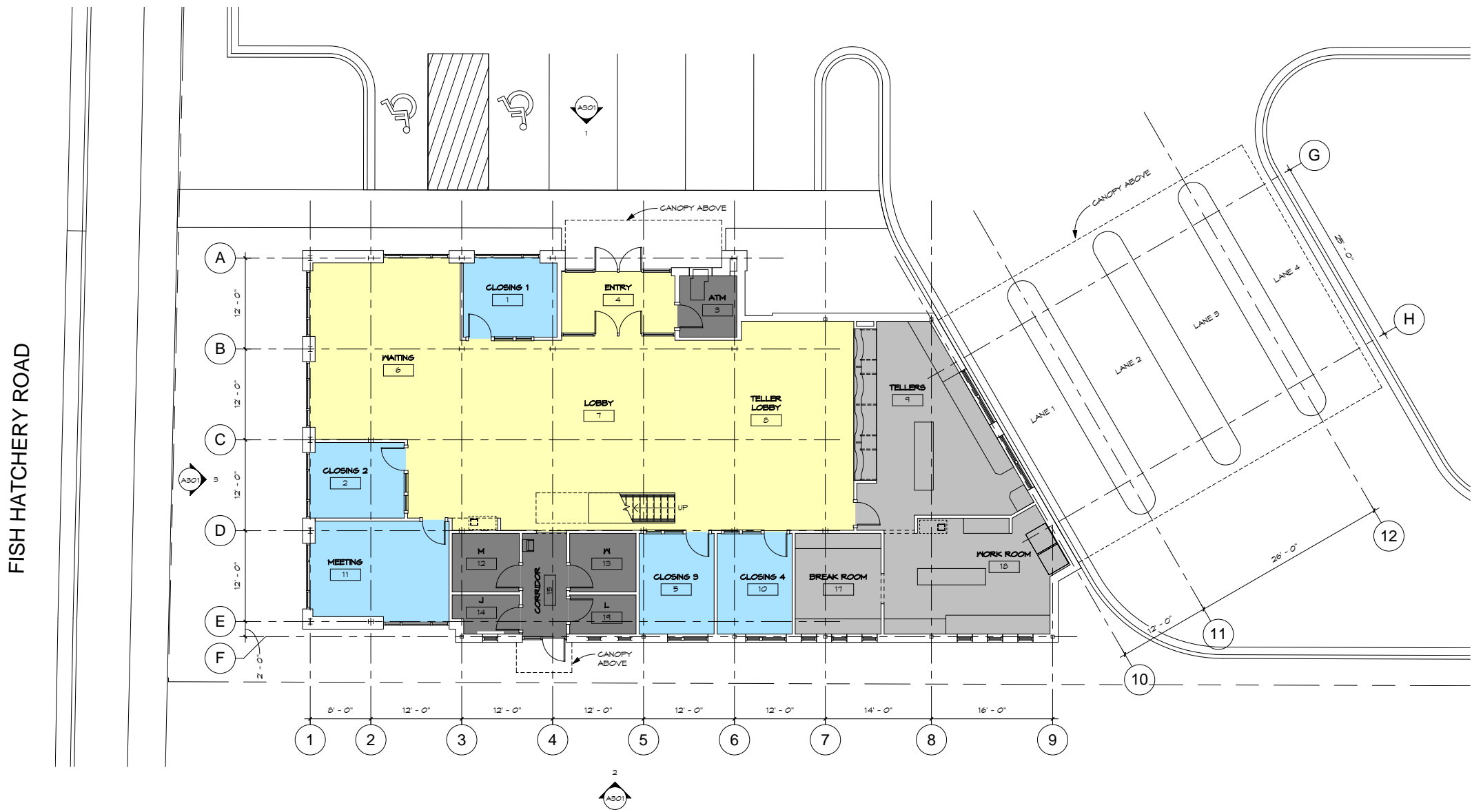
North Building A2.4  
Fish Hatchery Rd. Commercial  
Fish Hatchery Rd., Fitchburg, WI





Perspective View to SE

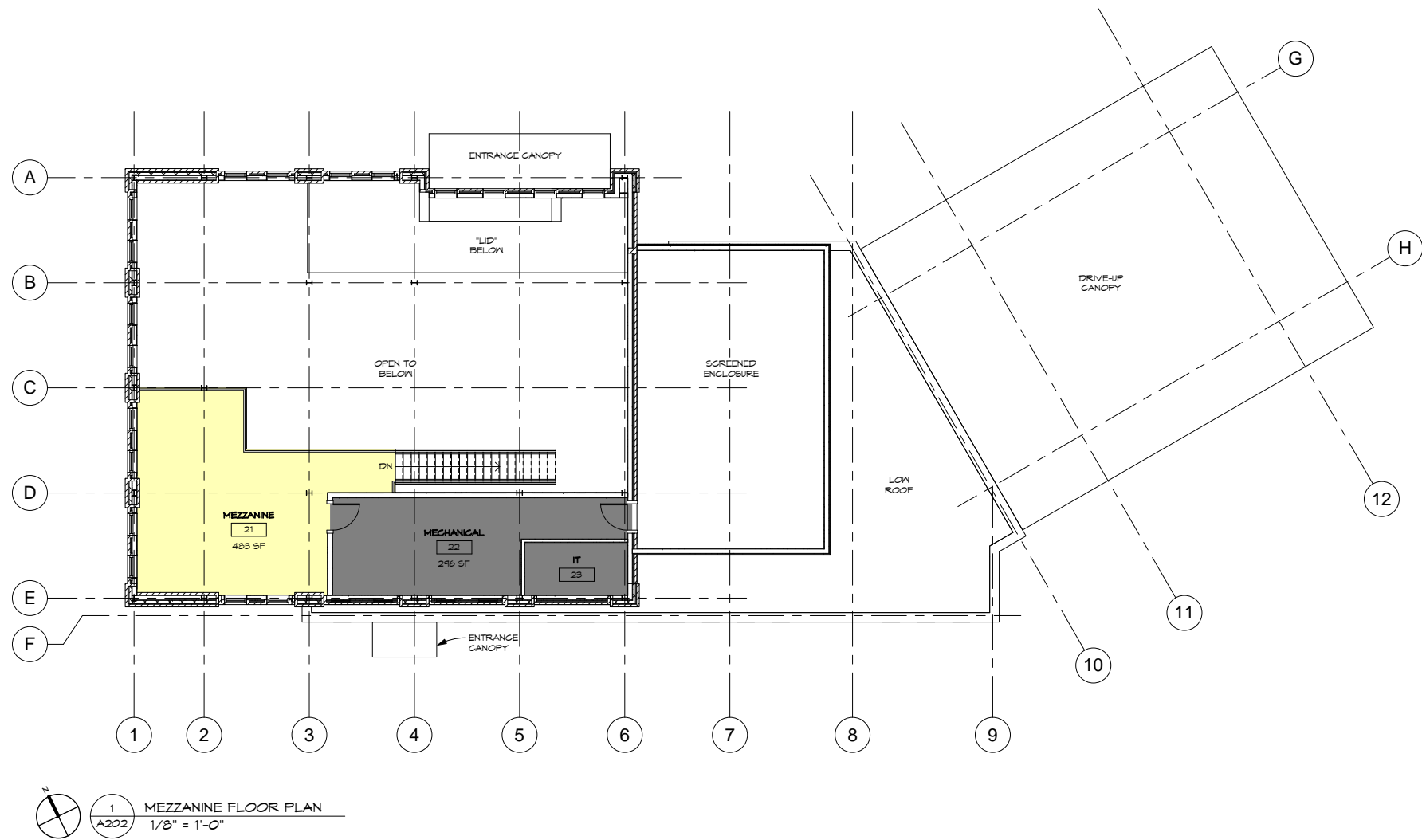
North Building A2.5  
Fish Hatchery Rd. Commercial  
Fish Hatchery Rd., Fitchburg, WI



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

SIP SUBMITTAL		
SEPTEMBER 18, 2015		
NOT FOR CONSTRUCTION		
REV	DESCRIPTION	DATE
RETAIL BUILDING LOT 1 AVALON SENIOR CAMPUS FITCHBURG, WI		
Z909E		





SIP SUBMITTAL

SEPTEMBER 18, 2015

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
-----	-------------	------

	RETAIL BUILDING	
	LOT 1 AVALON SENIOR CAMPUS	
	FITCHBURG, WI	

Z909E



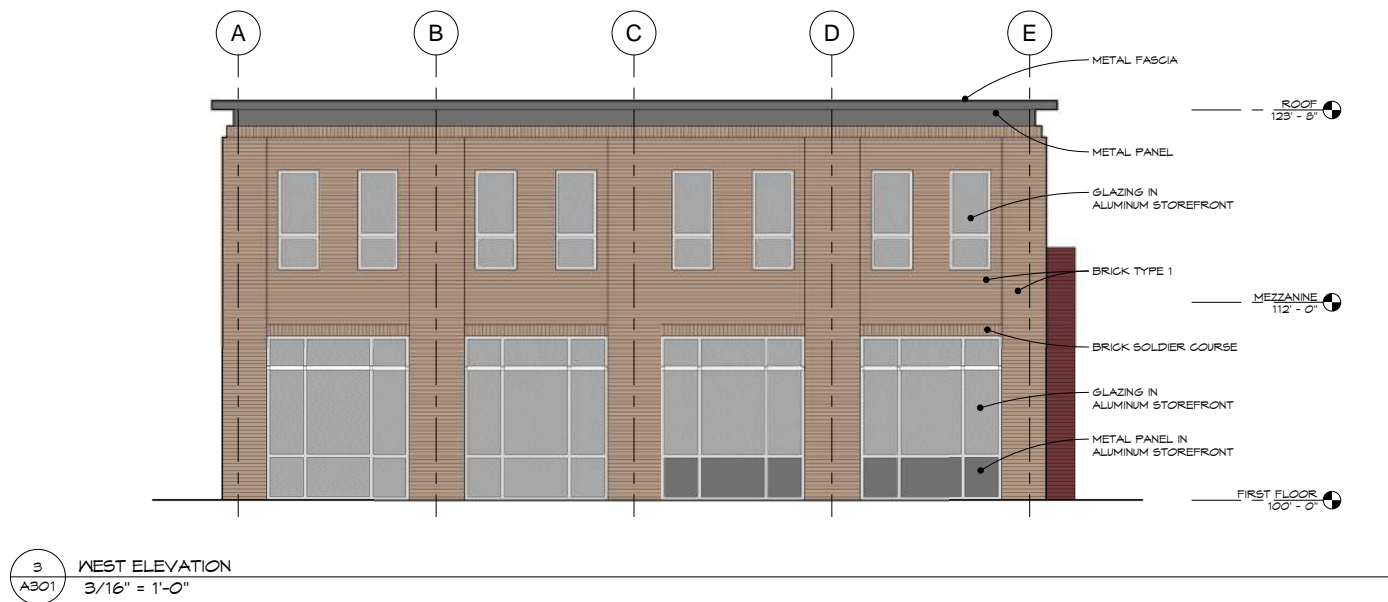
South Building

A202

MEZZANINE PLAN



Printed: 9/11/2015 10:00:51 AM



South Building

A301

BUILDING ELEVATIONS

SIP SUBMITTAL

SEPTEMBER 18, 2015

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
-----	-------------	------

1	RETAIL BUILDING LOT 1 AVALON SENIOR CAMPUS FITCHBURG, WI	
---	--	--

Z909E

KEE  
architecture

621 Williamson Street, Madison WI 53703



City of Fitchburg  
Planning/zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711 (608-270-4200)

## REZONING APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the GIP district to the GIP district the following described property:

1. Location of Property / Street Address: Lot 1 Avalon Senior Campus (2875 Fish Hatchery Road)

Legal Description - (Metes & Bounds, or Lot No. And Plat):

LOT 1 CSM 12135 CS75/11&18-5/1/2007 F/K/A LOTS 23, 24 & PRT  
LOTS 21, 25, 27, 28 MAPLE LAWN HEIGHTS DESCR AS SEC 3-6-9  
PRT NE1/4NE1/4 & PRT NW1/4NE1/4 (1.383 ACRES)

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us)

2. Proposed Use of Property - Explanation of Request:

Mixed Use / Commercial Center

3. Proposed Development Schedule: Late Fall 2015 Construction Start. Spring 2016 Opening

4. Future Land Use Plan Classification: PDD-GIP with Amended Use Restrictions

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@city.fitchburg.wi.us](mailto:planning@city.fitchburg.wi.us). Additional information may be requested.

Type of Residential Development (If Applicable): Option for apartments above commercial

Total Dwelling Units Proposed: 5 to 9 No. Of Parking Stalls: 11 / 14

Type of Non-residential Development (If Applicable): Coffee Shop, Restaurant, Retail, Credit Union

Proposed Hours of Operation: TBD No. Of Employees: TBD

Floor Area: 17,274 / 19,174 No. Of Parking Stalls: 27

Sewer: Municipal ☒ Private ☐ Water: Municipal ☒ Private ☐

Current Owner of Property: Homeville Fitchburg LLC / Bill Clemens

Address: P.O. Box 457 Waunakee, WI 53597 Phone No: 608-575-8642

Contact Person: Tom Sanford

Email: Tom@SEICommercial.com

Address: 555 D'Onofrio Drive, Ste 275, Madison, WI 53719 Phone No: 608-347-8299

Respectfully Submitted By: Thomas B. Sanford Thomas B. Sanford/Sanford Enterprises

Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: \_\_\_\_\_ Publish: \_\_\_\_\_ and \_\_\_\_\_

Ordinance Section No. \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Permit Request No. \_\_\_\_\_

Planned Development District  
General Implementation Plan (GIP) Submittal  
Lot 1 Avalon Senior Campns

## 1. Introduction

The Owner, Homeville Fitchburg LLC, is submitting an application for rezoning the existing PDD-GIP for Lot 1 Avalon Senior Campus.

## 2. Project Description

Proposed Development: Homeville Fitchburg LLC proposes to develop the property as an upscale mixed use commercial center. The owner is in the process of negotiating on the purchase of contiguous property to the south. If that property is acquired the project scope will remain the same but the size of the property will increase by approximately 6,362 square feet based on current assumptions. Therefore, two alternates will be submitted for consideration and approval.

The property may be subdivided prior to submittal of the SIP. The existing CSM may be modified to show a new land division through subdivision. The proposed land division would run east – west (please see attached Site Plans and Land Use Tables). If the land division does occur, any required maintenance agreement for stormwater and easement for cross access will be submitted with the SIP.

Alternate 1: Utilizing the existing property, the project will consist of two (2) commercial buildings with structural 2<sup>nd</sup> floors and requisite parking. Building A (the north building) will consist of a 4,477 square foot first floor with a 3,797 sq ft second storey. Optionally, Building A could have an 1,898 sq ft mezzanine - half of the second floor square footage - in lieu of a full structural second floor. Building B (the south building) will consist of a 4,500 square foot main floor with 4,500 square foot second storey which also would have the option of a 2,250 square foot mezzanine rather than a full structural second floor.

Alternate 2: Combining a portion of the property to the south will allow Building B to shift south and closer to the proposed Pike Drive extension. This will allow for an additional row of (covered) parking stalls on Lot A, which in turn will allow for the construction of a third storey for Building A, which will be approximately 1,900 sq ft. Building B will remain the same as in Alternate 1 except for it relocation to the south.

Proposed Uses: Building A will consist of two commercial tenant spaces on the ground floor: the north tenant space will be a coffee shop with drive-thru, the other will either be fast food or retail use. The second floor will consist of up to 5 apartments, offices or a combination of both, except that Alternate 2 will be two-storey apartments only utilizing the second and third floors. The proposed use for Building B is a credit union.

Existing Conditions: The property consists of a ±1.38 acre parcel of land that has approximately 260 feet of frontage on Fish Hatchery Road, with the rear lot line contiguous to the western property line of the Avalon Senior Campus.

Currently the site is undeveloped but contains the entrance drive to Avalon Senior Campus, parking spaces along the entrance drive, and open space.

### Existing Redevelopment Restrictions:

Please see Zoning Ordinance Amendment (attached)

### Proposed Redevelopment Restrictions:

"The frontage parcel along Fish Hatchery Road (Lot 1) is intended primarily for development as a commercial lot for retail businesses or agencies that will provide goods or services that serve the residents of Fitchburg and the greater Madison metro area. Allowable uses include those generally permitted in the B-P and B-G districts including, but not limited to; restaurants, fast food, coffee shops, hair salons, general office, banks, credit unions and financial institutions, medical / dental and other general retail businesses and commercial services. Apartments will also be permitted as part of a mixed-use development. One automobile drive-thru will be allowed for each building for food, coffee, bank, credit or financial institution use. A bank, credit union or financial institution may include up to four (4) drive lanes, including the drive-thru window located on the building, as part of its drive-thru.

The Specific Implementation Plan (SIP) will be submitted for consideration by the Planning Commission and Common Council at a later session.

### **3. Neighborhood Input**

Within the last year, all adjacent property owners have been notified of the Owner's intention of developing the property. This includes Tom Chambasian, the owner of the tube / car wash to the north; Bowman Farms, the owner of a parcel of land contiguous to the south; and Ridgeline Management, the owner of Avalon Assisted Living. Additionally, Chuck Chvala, who is redeveloping the Fitchburg Christian Fellowship property on the west side of Fish Hatchery for commercial use, has also been contacted.

### **4. Rationale for Change of Zoning Restrictions**

1. Because of its convenient location to Fitchburg residents and greater Madison, the zoning change will allow for a variety of commercial uses including neighborhood supporting retail and banking services.
2. The rezoning and subsequent completion of the mixed use commercial center will compliment the other proposed commercial uses along the north Fish Hatchery Road corridor and is the highest and best use for the property.
3. The parcel, which has continued to sit vacant for many years, will greatly enhance the attractiveness of the streetscape by creating tall buildings set close to the road with parking in the rear. This is in stark contrast to the myriad of existing one story buildings that sit back off of the street and have parking in the front.
4. The current PDD Zoning requires a structural second floor and the proposed amended zoning embraces that requirement.



## **5. Social, Environmental and Economic Impacts**

- The project will generate substantial tax revenues for the City of Fitchburg and will provide much needed employment opportunities for local residents in an area with double digit unemployment.
- The development is expected to have minimal environmental impacts. The soil conditions and topography are suitable for development and the project will utilize the existing storm water management area designated as Outlot 1 on the Avalon Senior Campus General Development Plan.
- In keeping with the North Fish Hatchery Road Opportunity Analysis & Concept Planning study, the development will create a sense of place instead of just being an area that people drive past. The retail portion will provide for a coffee shop and possible restaurant, which in turn will serve as a much needed social center and gathering place for local residents, seniors and area businesses. Additionally, many local residents will be able to walk or bike to the development.
- This commercial development will be especially appealing to the existing Valley View apartment complex as well as the brand new 286 unit Vue at Pinnacle Park apartment homes just east of the property.

## **6. Traffic Flow and Trip Analysis**

Initially, the proposed mixed use building will be served by the existing private entrance drive to Avalon Assisted Living Community that runs through the subject property off of Fish Hatchery Rd. There is an existing median break on Fish Hatchery at the point where the existing private roadway intersects with Fish Hatchery Road.

If the proposed Pike Drive extension is constructed on the Bowman property, which lies contiguous and to the south of the subject property, then the main access for the subject property as well as Avalon Assisted Living Community will be off of the new Pike Drive extension. Once the road improvements have been completed, along with a signalized intersection, the existing private entrance drive to Avalon will be relocated along Fish Hatchery Road approximately 60 feet to the north. The entrance drive will no longer service the Avalon Assisted Living Community but will be utilized solely by the mixed use development. The relocated Avalon entrance drive will then become a right turn in – right turn out only. Drivers wishing to make a left hand turn (south) onto Fish Hatchery Rd from the proposed development will do so at the signalized intersection of Pike Drive and Fish Hatchery Rd.

Construction of the Credit Union (Building B) on the south end of the subject property is conditioned up assurance from the Owner and the City of Fitchburg that the signalized intersection and Pike Drive extension will be constructed within the next two years. If the Pike Drive extension is not constructed another use for that portion of the property will most likely be required and Owner will resubmit for an amended PDD-GIP.

There is an easement agreement with the property that is contiguous to the north (2857 Fish Hatchery Rd) which will allow cars leaving the drive-thru to exit north onto Fish Hatchery Road

via the adjacent property's existing curb cut. There will be cross easements for shared parking benefiting the owners of each parcel. City Staff has requested a trip analysis as part of the GIP submittal, which is attached to this submittal.

## **7. Parking Requirements**

A total of 68 parking spaces will be provided for the Alternate 1 and 78 for Alternate 2. Although both alternates allow for restaurant or retail in addition to coffee for Building A, parking for the commercial tenant spaces has been calculated using restaurant parking ratios of 6 stalls / 1,000 square feet of gross building area. Office and apartment parking for Alternate 1 has been calculated using 3 stalls per 1,000 square feet of gross building area. This equates to 2.2 parking stalls per dwelling unit in Alternate 1. The parking ratio is 2.00 stalls per dwelling unit for Alternate 2. All parking will be shared parking throughout the development, regardless of whether the property is subdivided.

- 8. Storm Water Management:** The pond located on Outlot 1 of the Avalon Senior Campus that will be utilized for Stormwater Management will be modified and / or expanded to accommodate additional impervious areas.

## **9. Appendix A**

- Contact List
- Zoning Ordinance
- Land Use Table
- Trip Analysis
- Location Map
- Existing Site Plan
- Proposed Site Plan
- Grading Plan

**Planned Development District  
Amending General Implementation Plan  
Zoning for Lot 1 CSM 12135**

**Legal Description: Lot 1 CSM 12135**

Return to: Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711

Parcel No's: 060903113052

Plan Commission  
Initiated By

Thomas D. Hovel  
Drafted By

4/15/2014  
Date

**ORDINANCE NO. 2014-O-14  
ZONING ORDINANCE AMENDMENT  
AMENDING GENERAL IMPLEMENTATION PLAN ZONING  
FOR Lot 1 CSM 12135, AVALON SENIOR CAMPUS**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, Section 3, Zoning District Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by the City Council, and

WHEREAS, Homeville Fitchburg, LLC has submitted an application (RZ-2004-14) to amend Planned Development District General Implementation Plan (PDD-GIP) zoning for lot 1 CSM 12135, and

WHEREAS, PDD-GIP zoning was originally granted by Ordinance No. 2007-O-09 (Rezoning request RZ-1649-07) recorded as document #4335531, and

WHEREAS, the Plan Commission has reviewed the application in accord with ordinance standards and recommends approval of the amending PDD-GIP zoning for lot 1 CSM 12135.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

- (A) PDD-GIP zoning is hereby amended for lot 1 CSM 12135 in accord with submitted plans and information which accompanied the rezoning application received on March 18, 2014, and as amended by additional information in response to staff comments received on April 1, 2014 which is hereby made a part of this ordinance, and with the following additional requirements:



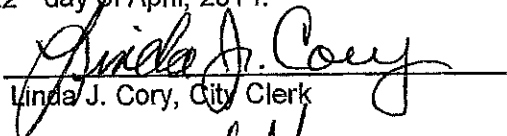
1. The site shall provide for a minimum Open Space Ratio (OSR) as set forth in the Land Use Table received April 1, 2014. This is a decrease in open space from the originally approved 35%. At this time no specific calculations have been submitted to indicate the sufficiency of the storm water management system to handle the decrease in OSR, and an increase in the Impervious Surface Ratio (ISR). Verification of storm water sufficiency will required with the Planned Development District Specific Implementation zoning application. Alterations to the site plan may be necessary depending upon the results of the storm water calculations.
2. The current drive access to Fish Hatchery Road allows both left and right turns onto Fish Hatchery Road, but a potential extension of Pike Drive east of Fish Hatchery Road through the property south of Lot 1 CSM 12135 may affect driveway access. In particular, if the Pike Drive extension is built, and this property (Lot 1 CSM 12135) obtains access to the Pike Drive extension, left turns from the current drive onto Fish Hatchery Road may be prohibited.
3. In no case shall there be more than 6800 gross sq. ft. of building area dedicated to food service or restaurant use. One drive-up facility is allowed for lot 1 CSM 12135.
4. Cross easement agreement to allow the use of the property to the north of lot 1 CSM 12135 shall be recorded, if not already done so, and a copy of the recorded agreement provided to the City of Fitchburg Planning Department.
5. This approval involves two buildings on lot 1 CSM 12135. The north building shall be two stories, with a first floor of 8200 sq. ft., and a second floor of between 3200 and 6400 sq ft. However, any building area between 3200 sq. ft. and 6400 sq. ft. that does not have a second floor shall provide mezzanine space making it a functional two-story use and construction (further definition of the mezzanine space shall occur at the time of the Planned Development District Specific Implementation Plan). The south building shall be at 2000 sq. ft. first floor and a second floor between 500 and 1000 sq. ft.
6. Uses for each building, and parking for each building shall be as noted within the revised Land Use Table and as further refined in the Trip Analysis received April 1, 2014.
7. Building height of two stories is allowed, but height shall not exceed 35 feet.
8. If a land division is approved dividing the site into two properties, an option retained by the owner in the submitted information, the site information as described herein in relation to lot 1 CSM 12135 shall carry forward.

(B) This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22-596 of the zoning code, owners shall consent within 30 days of approval for the PDD-GIP zoning to take effect.

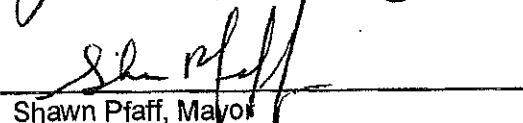
(C) Applicant shall pay cost of publication to avoid a two Council meeting approval process.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 22<sup>nd</sup> day of April, 2014.

Published: 4/29/2014

  
Linda J. Cory, City Clerk

Approved: 4-28-14

  
Shawn Pfaff, Mayor

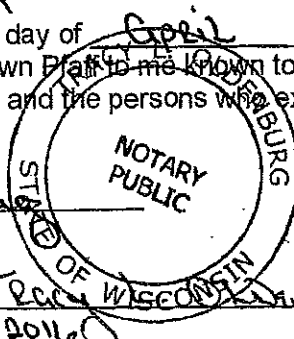
STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 28<sup>th</sup> day of April, 2014, the  
above named Linda J. Cory, and Shawn Pratt to me known to be the City Clerk and Mayor  
(respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument  
and acknowledged the same.

Tracy S. Odenburg  
Notary Public, State of Wisconsin

Printed Name of Notary Public

My Commission Expires: Dec. 18, 2016



**Consent of the Property Owner**

Name: William R. Clemens

Date: 5/9/14

Title: owner

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 19<sup>th</sup> day of May, 2014, the  
above named William R. Clemens to me known to  
be owner of Lot C1 CSM 12135 and the person  
who executed the foregoing instrument and acknowledged the same.

Leslie K. Stroede  
Notary Public, State of Wisconsin

Printed Name of Notary Public

My Commission Expires: 10<sup>th</sup> of Feb 2018

Leslie K. Stroede  
Notary Public  
State of Wisconsin

  
Consent of Mortgage Holder: Bank of Deerfield

Mortgage Holder Sigurd A. Bringe  
President & CEO

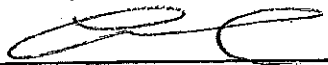
Date: May 20, 2014

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 20th day of May, 2014, the above named

Sigurd A. Bringe to me known to be the President & CEO

of Bank of Deerfield and the person who executed the foregoing instrument  
and acknowledged the same.

  
Notary Public, State of Wisconsin

Printed Name of Notary Public Christopher Z. Reithmeyer

My Commission Expires: March 29, 2015

## Land Use Table - Lot 1 Avalon Senior Campus (Alternate 1)

Item	Existing	Combined	Proposed Lot A	Lot B
1 Lot Area (Square Feet)	60,259	60,259	28,802	32,257
2 Maximum Allowable Impervious Area:	65% 39,168	85% 50,951	82% 23,613	85% 27,337
3 Min Open Space Requirement	35% 21,091	15% 9,309	15% 4,389	15% 4,920
4 Actual Impervious / Actual Open Space Area	37,811 / 22,448		23,613 / 4,389	27,337 / 4,920
5 Actual ISR / OSR	63% / 37%	85% / 15%	82% / 15%	85% / 15%
6 Use				
7 Existing	Parking Commercial	Parking Commercial	Parking Commercial	Parking Commercial
8 Proposed				
9 Development Phase	Future	-	-	-
10 Max Footprint Area	7,350	8,977	4,477	4,500
11 Max Building Area	12,900	17,274	8,274	9,000
12 Floor Area Ratio	21% - 34%	29%	29%	28%
13 Number of Storeys	2 to 3	2	2	2
14 Tenant Spaces (approximate)	-	8	7	1
15 Parking				
16 Existing	46 Surface	0	0	0
17 Required	43 @ 1:300	65	38	27
18 Proposed Restaurant/Retail - 6:1000 Office 3:1000 / 5 Apartments Credit Union 3:1000	- - -	27 11 27	27 11 0	0 0 27
19 Total Proposed	43	65	38	27
20 Banked	0	3	-3	6
Total	43	68	35	33
21 Setbacks				
22 Front Setback	15	5 / 15	5 / 15	15
23 Sideyard Setback	15	5 / 15	15	5
24 Rear Yard Setback	10	10	10	10
25		** Deficit Illuminated Using 3 Shared Parking Spaces From Lot B		



Land Use Table - Lot 1 Avalon Senior Campus (Alternate 2)

Item	Existing	Combined	Proposed Lot A	Lot B
1 Lot Area (Square Feet)	60,259	66,549	37,355	29,194
2 Maximum Allowable Impervious Area:	65%	84%	86%	81%
3 Min Open Space Requirement	35%	16%	14%	19%
4 Actual Impervious / Actual Open Space Area	37,811 / 22,448		31,952 / 5,480	23,714 / 5,480
5 Actual ISR / OSR	63% / 37%	84% / 16%	86% / 14%	81% / 19%
6 Use				
7 Existing	Parking	Parking	Parking	Parking
8 Proposed	Commercial	Commercial	Commercial	Commercial
9 Development Phase	Future	-	-	-
10 Max Footprint Area	7,350	8,977	4,477	4,500
11 Max Building Area	12,900	19,174	10,174	9,000
12 Floor Area Ratio	21% - 34%	29%	27%	31%
13 Number of Storeys	2 to 3	2 / 3	3	2
14 Tenant Spaces (approximate)	-	12	11	1
15 Parking				
16 Existing	46 Surface	0	0	0
17 Required	43 @ 1:300	72	45	27
18 Proposed Restaurant/Retail sq ft 6:1000 Apartment: 9 Units Credit Union 3:1000	-	27	27	0
19 Total Proposed	43	18	18	0
20 Banked	0	27	0	27
20 Total	43	72	45	27
21 Setbacks				
22 Front Setback	15	5 / 15	5 / 15	15
23 Sideyard Setback	15	5 / 15	15	5
24 Rear Yard Setback	10	10	10	10
25				

**Trip Generation Summary**

The trip generation for the proposed mixed use development is based on the size and type of proposed land uses, and on trip data published in the Institute of Transportation Engineer's (ITE's) *Trip Generation, 9th Edition (2014)*.

Alternate 1 Development (2 Story Retail & Office)

The expected trip generation for Alternate 1 (2 Story Retail & Office) is shown in Table 1.

**Table 1**  
**Alternate 1 (2 Story Retail and Office) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Office	710	3,000 SF	35	5	0	5	0	5	5	0	0	0
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,265</b>	<b>130</b>	<b>110</b>	<b>240</b>	<b>110</b>	<b>120</b>	<b>230</b>	<b>145</b>	<b>145</b>	<b>290</b>

As shown in Table 1, Alternate 1 (2 Story Retail & Office) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 290 total trips during the Saturday midday peak hour.

Alternate 1 Development (2 Story Retail & Apartments)

The expected trip generation for Alternate 1 (2 Story Retail & Apartments) is shown in Table 2

**Table 2**  
**Alternate 1 (2 Story Retail & Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Apartments	220	5 Units	35	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,265</b>	<b>125</b>	<b>115</b>	<b>240</b>	<b>115</b>	<b>115</b>	<b>230</b>	<b>150</b>	<b>145</b>	<b>295</b>

As shown in Table 2, Alternate 1 (2 Story Retail & Apartments) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 295 total trips during the Saturday midday peak hour.



# Trip Analysis - Lot 1 Avalon Senior Campus

Mixed Use Development

Fitchburg, Wisconsin

## Alternate 1 Development (2 Story Fast Food & Office)

The expected trip generation for Alternate 1 (2 story Fast Food & Office) is shown in Table 3.

**Table 3**  
**Alternate 1 (2 Story Fast Food & Office)**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Office	710	3,000 SF	35	5	0	5	0	5	5	0	0	0
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,575</b>	<b>175</b>	<b>145</b>	<b>320</b>	<b>135</b>	<b>140</b>	<b>275</b>	<b>185</b>	<b>185</b>	<b>370</b>

As shown in Table 3, Alternate 1 (2 Story Fast Food & Office) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 370 total trips during the Saturday midday peak hour.

## Alternate 1 Development (2 Story Fast Food & Apartments)

The expected trip generation for Alternate 1 (2 Story Fast Food & Apartments) is shown in Table 4.

**Table 4**  
**Alternate 1 (2 Story Fast Food & Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Apartments	220	5 Units	35	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,575</b>	<b>170</b>	<b>150</b>	<b>320</b>	<b>140</b>	<b>135</b>	<b>275</b>	<b>190</b>	<b>185</b>	<b>375</b>

As shown in Table 4, Alternate 1 (2 Story Fast Food & Apartments) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 375 total trips during the Saturday midday peak hour.

Alternate 2 Development (3 story Retail & Apartments)

The expected trip generation for Alternate 2 (3 Story Retail & Apartments) is shown in Table 5.

**Table 5**  
**Alternate 2 (3 Story Retail and Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Retail	820	1,945 SF	85	5	0	5	0	5	5	5	5	10
Apartments	220	9 Units	60	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>2,290</b>	<b>125</b>	<b>115</b>	<b>240</b>	<b>115</b>	<b>115</b>	<b>230</b>	<b>150</b>	<b>145</b>	<b>295</b>

As shown in Table 5, Alternate 2 (3 Story Retail & Apartments) development is expected to generate 240 total trips during the weekday morning peak hour, 230 total trips during the weekday evening peak hour and 295 total trips during the Saturday midday peak hour.

Alternate 2 Development (3 Story Fast Food & Apartments)

The expected trip generation for Alternate 2 (3 Story Fast Food & Apartments) is shown in Table 6.

**Table 6**  
**Alternate 2 (3 Story Fast Food & Apartments) Trip Generation**

Land Use	ITE Land Use Code	Size	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips			Saturday Midday Peak Hour Trips		
				In	Out	Total	In	Out	Total	In	Out	Total
Coffee Shop with Drive Through	937	1,940 SF	1,590	100	95	195	45	40	85	85	80	165
Fast Food Restaurant without Drive Through	933	1,945 SF	1395	50	35	85	25	25	50	45	45	90
Apartments	220	9 Units	60	0	5	5	5	0	5	5	0	5
Bank	912	4 Drive-in Lanes	555	20	15	35	65	70	135	55	60	115
<b>Total Development Trips</b>			<b>3,600</b>	<b>170</b>	<b>150</b>	<b>320</b>	<b>140</b>	<b>135</b>	<b>275</b>	<b>190</b>	<b>185</b>	<b>375</b>

As shown in Table 6, Alternate 2 (3 Story Fast Food & Apartments) development is expected to generate 320 total trips during the weekday morning peak hour, 275 total trips during the weekday evening peak hour and 375 total trips during the Saturday midday peak hour.

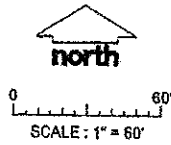


FITCHBURG COMMERCIAL LOCATION MAP



# POINT OF CROSS ACCESS

PART OF THE NE 1/4 OF THE NE 1/4, SECTION 3, TOWN 8 NORTH RANGE 9 EAST  
CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



## LEGEND

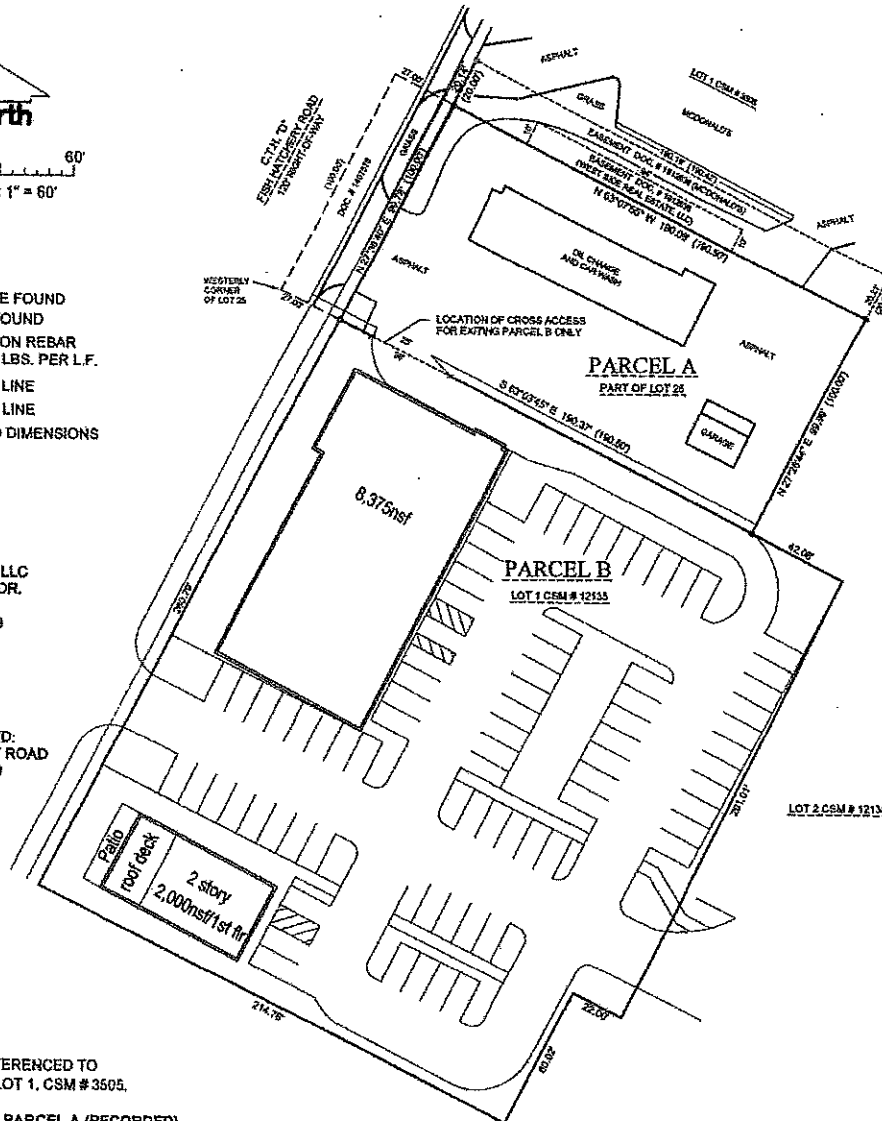
- 1" IRON PIPE FOUND
- MAG NAIL FOUND
- 3/4" x 24" IRON REBAR  
SET @ 1.50 LBS. PER L.F.
- PROPERTY LINE
- - - EASEMENT LINE
- (100.00') RECORDED DIMENSIONS

SURVEYED BY:  
MOORE SURVEYING, LLC  
2918 MARKETPLACE DR.  
SUITE 108  
FITCHBURG, WI 53719  
(608) 288-1860

SURVEYED FOR:  
WILLIAM R. CLEMENS

PROPERTY SURVEYED:  
2857 FISH HATCHERY ROAD  
FITCHBURG, WI 53719

DATE OF SURVEY:  
SEPTEMBER 10, 2013  
PROJECT: 2000



## NOTES

1. BEARINGS ARE REFERENCED TO THE SOUTH LINE OF LOT 1, CSM # 3505.

## LEGAL DESCRIPTION PARCEL A (RECORDED)

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T8N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF SAID LOT 25; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 217 1/2 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID LOT LINE 100 FEET; THENCE PARALLEL WITH SAID LOT LINE 217 1/2 FEET TO NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF DANE BY WARRANTY DEED RECORDED IN VOLUME 529 OF RECORDS, PAGE 160 AS DOCUMENT NO. 1407578.

SAID PARCEL CONTAINS 18,996 SQUARE FEET OR 0.43613 ACRES.

## LEGAL DESCRIPTION PARCEL B (RECORDED)

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T8N, R9E, CITY OF FITCHBURG, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 CSM # 12133.

## POINT OF CROSS ACCESS

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T8N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF LOT 25; THENCE S 63°03'45" E 42.00' TO THE POINT OF BEGINNING; THENCE CONTINUING S 63°03'45" E 38.00' TO THE POINT OF TERMINATION.

## SURVEYOR'S CERTIFICATE

I, TIMOTHY J. MOORE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

TIMOTHY J. MOORE S-1630











**EXHIBIT A  
LEGAL DESCRIPTION  
GRANTOR PARCEL**

**LEGAL DESCRIPTION PARCEL A**

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF SAID LOT 25; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 217  $\frac{1}{2}$  FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID LOT LINE 100 FEET; THENCE PARALLEL WITH SAID LOT LINE 217  $\frac{1}{2}$  FEET TO THE NORTHWESTERLY LINE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY LINE OF SAID LOT 100 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED TO THE COUNTY OF DANE BY WARRANTY DEED RECORDED IN VOLUME 529 OF RECORDS, PAGE 160 AS DOCUMENT NO. 1407576.

SAID PARCEL CONTAINS 18,998 SQUARE FEET OR 0.43613 ACRES.



**EXHIBIT B  
LEGAL DESCRIPTION  
GRANTEE PARCEL**

**LEGAL DESCRIPTION PARCEL B**

PART OF LOT 21, LOTS 23 AND 24, AND PARTS OF LOTS 25, 27, AND 28, MAPLE LAWN HEIGHTS, ALL LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 CSM # 12135.

**EXHIBIT C**  
**LEGAL DESCRIPTION**  
**EASEMENT AREA**

**LEGAL DESCRIPTION EASEMENT AREA**

PART OF LOT 25 OF MAPLE LAWN HEIGHTS, LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY CORNER OF LOT 25; THENCE S 63°03'45" E 42.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 63°03'45" E 36.00 FEET TO THE POINT OF TERMINATION.